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EXTRA CENSUS BULLETIN.

No. 93.

WASHINGTON, D. C.

October 10, 1894.

STATISTICS OF FARMS, HOMES, AND MORTGAGES.

OWNERSHIP AND DEBT IN KENTUCKY.

DEPARTMENT OF THE INTERIOR,

CENSUS OFFICE,

WASHINGTON, D. C., September 27, 1894.

SIR:

The leading results of the investigation of farm and home proprietorship in Kentucky for 1890, conducted by Special Agents George K. Holmes and John S. Lord, are contained in this bulletin. In regard to farms, the conclusion is that 34.73 per cent of the farm families hire and 65.27 per cent own the farms cultivated by them; that 4.06 per cent of the farm owning families own subject to incumbrance and 95.94 per cent own free of incumbrance. Among 100 farm families, 35 hire their farms, 3 own with incumbrance, and 62 without incumbrance. On the owned farms there are liens amounting to \$5,336,854, which is 40.12 per cent of their value, and this debt bears interest at the average rate of 6.68 per cent, making the average annual interest charge \$71 to each family. Each owned and incumbered farm, on the average, is worth \$2,665, and is subject to a debt of \$1,069.

The corresponding facts for homes are that 67.98 per cent of the home families hire and 32.02 per cent own their homes; that of the home owning families 93.21 per cent own free of incumbrance and 6.79 per cent with incumbrance. In 100 home families, on the average, 68 hire their homes, 2 own with incumbrance, and 30 without incumbrance. The debt on owned homes aggregates \$3,034,684, or 31.74 per cent of their value, and bears interest at the average rate of 6.74 per cent, so that the annual amount of interest to each home averages \$57. An average debt of \$842 incumbers each home, which has the average value of \$2,651.

There are 6 cities in the state in the class of those having a population of 8,000 to 100,000, and in these cities 68.59 per cent of the home families hire and 31.41 per cent own their homes, and of the home owning families 8.59 per cent own with incumbrance and 91.41 per cent own free of incumbrance. In 100 home families, on the average, are found 68 that hire their homes, 3 that own with incumbrance, and 29 that own without incumbrance. The liens on the owned homes are 27.89 per cent of the value of those subject to lien. Several averages show that the rate of interest is 7.18 per cent; value of each owned and incumbered home, \$4,540; lien on the same, \$1,266, and yearly interest charge on each home, \$91.

Louisville is the only city in the state having a population of more than 100,000. In this city 75.68 per cent of the home families hire and 24.32 per cent own their homes; 7.46 per cent of the home owning families have incumbrance on their homes and 92.54 per cent own and occupy homes free of incumbrance. Among 100 families, on the average, 76 hire, 2 own with incumbrance, and 22 without incumbrance. Averages for each owned and incumbered home: incumbrance, \$557; value, \$2,654; interest charge for one year, \$33; rate of interest, 6.00 per cent. Homes are incumbered for 21.00 per cent of their value.

Real estate purchase and improvements, when not associated with other objects, caused 71.05 per cent of the farm families to incur 62.25 per cent of the farm debt and 76.87 per cent of the home families to incur 63.95 per cent of the home debt.

Very respectfully,

CARROLL D. WRIGHT,

Commissioner of Labor in charge.

The SECRETARY OF THE INTERIOR.

C. O. P.—4m

FARMS, HOMES, AND MORTGAGES.

TABLE 1.—NUMBER AND PERCENTAGE OF FAMILIES OCCUPYING OWNED AND HIRED AND FREE AND INCUMBERED FARMS AND HOMES : 1890.

CIVIL DIVISIONS.	Aggregate.	FAMILIES OWNING.			Families hiring.	PERCENTAGE OF FAMILIES OWNING AND HIRING.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING FAMILIES.		PERCENTAGE OF FAMILIES OWNING FREE AND INCUMBERED OF TOTAL OWNING AND HIRING FAMILIES.	
		Total.	Free.	Incumbered.		Owning.	Hiring.	Free.	Incumbered.	Free.	Incumbered.
The State.....	354,463	176,196	167,599	8,597	178,267	49.71	50.29	95.12	4.88	47.28	2.43
For farms	188,560	123,071	118,080	4,991	65,489	65.27	34.73	95.94	4.06	62.62	2.65
For homes	165,903	53,125	49,519	3,606	112,778	32.02	67.98	93.21	6.79	29.85	2.17
Louisville (for homes).....	32,852	7,989	7,393	596	24,863	24.32	75.68	92.54	7.46	22.50	1.82
Six cities (for homes).....	23,933	7,518	6,872	646	16,415	31.41	68.59	91.41	8.59	28.71	2.70
Covington.....	7,750	2,283	2,086	197	5,507	29.31	70.69	91.37	8.63	26.78	2.53
Henderson.....	1,795	568	537	31	1,227	31.64	68.36	94.54	5.46	29.91	1.73
Lexington.....	4,502	1,404	1,313	91	3,098	31.19	68.81	93.52	6.48	29.17	2.02
Newport.....	5,291	1,787	1,477	310	3,507	33.76	66.24	82.65	17.35	27.90	5.86
Owensboro.....	1,943	638	631	7	1,305	32.84	67.16	98.90	1.10	32.48	0.36
Paducah.....	2,603	838	828	10	1,771	32.12	67.88	98.81	1.19	31.74	0.38
Rest of state (for homes).....	109,118	37,618	35,254	2,364	71,500	34.47	65.53	93.72	6.28	32.31	2.16

TABLE 2.—VALUE OF FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED AND AMOUNT AND PERCENTAGE OF INCUMBRANCE THEREON : 1890.

CIVIL DIVISIONS.	Number of families owning with incumbrance.	Value.	Incumbrance.	Percentage of incumbrance of value.
The State	8,597	\$22,861,925	\$8,371,538	36.62
For farms	4,991	13,301,105	5,336,854	40.12
For homes.....	3,606	9,560,820	3,034,684	31.74
Louisville (for homes)	596	1,581,700	332,146	21.00
Six cities (for homes)	616	2,932,688	817,858	27.89
Covington.....	197	584,750	214,000	36.60
Henderson.....	31	38,904	14,640	37.63
Lexington.....	91	209,800	115,730	55.16
Newport.....	310	2,018,231	447,920	21.87
Owensboro.....	7	15,400	6,718	43.62
Paducah.....	10	35,600	18,850	52.95
Rest of state (for homes).....	2,364	5,016,432	1,884,680	37.35

TABLE 3.—AMOUNT OF ANNUAL INTEREST CHARGE AND AVERAGE VALUE, INCUMBRANCE, ANNUAL INTEREST CHARGE, AND ANNUAL RATE OF INTEREST FOR FARMS AND HOMES OCCUPIED BY OWNERS AND INCUMBERED : 1890.

CIVIL DIVISIONS.	Average value of each incumbered farm or home.	Average incumbrance on each farm or home.	Total annual interest charge.	Average annual interest charge on each farm or home.	Average annual rate of interest.
The State.....	\$2,659	\$974	\$561,107	\$65	6.70
For farms.....	2,665	1,069	356,459	71	6.68
For homes.....	2,651	812	204,648	57	6.74
Louisville (for homes).....	2,654	557	19,929	33	6.00
Six cities (for homes).....	4,540	1,266	58,708	91	7.18
Covington.....	2,968	1,086	12,840	65	6.00
Henderson.....	1,255	472	1,171	28	8.00
Lexington.....	2,305	1,272	7,108	78	6.14
Newport.....	6,607	1,445	35,960	116	8.03
Owensboro.....	2,200	960	403	58	6.00
Paducah.....	3,560	1,885	1,226	123	6.50
Rest of state (for homes).....	2,135	797	126,011	53	6.69

TABLE 4.—PERCENTAGE OF FAMILIES OCCUPYING OWNED AND INCUMBERED FARMS AND HOMES AND OF AMOUNT OF INCUMBRANCE THEREON, BY RATES OF INTEREST: 1890.

RATES OF INTEREST.	THE STATE.				FOR HOMES IN CITIES OF 8,000 TO 100,000 PEOPLE.		FOR HOMES IN LOUISVILLE.	
	For farms.		For homes.		For number of families.	For amount.	For number of families.	For amount.
	For number of families.	For amount.	For number of families.	For amount.				
Under 6 per cent	0.16	0.24	0.11	0.16				
6 per cent	67.08	62.34	70.74	61.61	52.79	47.33	100.00	100.00
7 per cent	6.89	12.09	3.85	7.42	1.55	4.25		
8 per cent	21.32	22.40	23.57	26.19	43.81	42.32		
6 to 8 per cent, inclusive.....	95.37	96.91	97.28	96.56	98.15	93.90	100.00	100.00
Over 6 per cent.....	22.76	37.42	29.15	38.23	47.21	52.67		
Over 8 per cent.....	4.47	2.85	2.61	3.28	1.85	6.10		
Over 10 per cent.....	0.02	0.04	0.17	0.61	0.77	2.26		
Over 12 per cent.....								

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